

STATE OF MISSISSIPPI:
 COUNTY OF DESOTO:

RE00054

SUBSTITUTED TRUSTEES DEED

WHEREAS, on the 4th day of March, 1997, Richard French and wife, Sandy French executed a Deed of Trust for and benefit of Sandra B. Stafford, which Deed of Trust is filed for record in Book 892, Page 498, in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and which Deed of Trust was duly assigned by Sandra B. Stafford to The Peoples Bank & Trust by instrument dated March 21, 1997, and recorded in Book 894, Page 506, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, The Peoples Bank & Trust appointed and substituted Allen B. Couch, Jr. as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee duly recorded in the office of the aforesaid Chancery Clerk in Book 1084, Page 674, prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by The Peoples Bank & Trust to foreclose under the terms of said Deed of Trust, I did on the 13th day of October, 2000, during the legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the main east door of the County Courthouses of DeSoto County, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 23, Section C, Poplar Forest Subdivision, located in Section 25, Township 1 South, Range 9 West, as shown on plat of said subdivision of record in Plat Book 53, Page 28, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of sale, together with a description of the property to be sold, was given by publication in The DeSoto County Tribune, a newspaper published in DeSoto County, Mississippi for four consecutive weeks preceding the date of sale. The first notice of the publication appeared on September 21, 2000, and subsequent notices appeared on September 28, October 5, and October 12, 2000, (a certified copy of which is attached hereto), and a notice identical to the published notice was posted on the bulletin board at the main east door of the County Courthouse of DeSoto County, Mississippi, for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

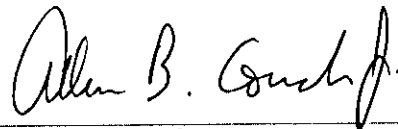
At said Sale, Sandra B. Stafford bid for said property in the amount of One Hundred One Thousand Three Hundred Sixty Five and No/100 Dollars (\$101,365.00), which being the highest and best bid, the same was then and there struck off to Sandra B. Stafford, and she was declared the purchaser thereof.

STATE MS - DESOTO CO
 DEC 5 1 14 PM '00

BK 383 693
 W.F. TRAVIS

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Sandra B. Stafford, the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

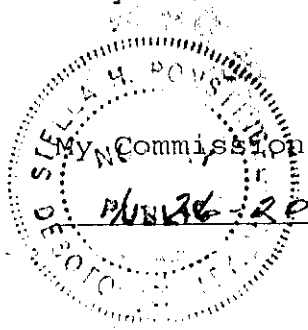
WITNESS MY SIGNATURE, this 13th day of October, 2000.



Allen B. Couch, Jr.,
Substituted Trustee

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

Personally appeared before me, the undersigned authority in and for said county and state, on the day and date above mentioned, the within named Allen B. Couch, Jr., Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized so to do.



My Commission Expires:

10/13/2002



Notary Public

Grantor's Address:
Allen B. Couch, Jr., Substitute Trustee
155 Stateline Road
Southaven, MS 38671
Work: 601-393-2270
Home: N/A

Grantee's Address:
Sandra B. Stafford
6980 Black Oak Drive
Walls, MS 38680
Work: 601-781-0310
Home: 601-781-0310

THE DESOTO COUNTY
TRIBUNE

BK 0383 PG 0695

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

DAVID GRISHAM
GENERAL MANAGER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, DAVID GRISHAM, general manager of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXVIII</u>	No. <u>47</u>	, dated the <u>11TH</u>	day of <u>OCT</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. <u>46</u>	, dated the <u>4TH</u>	day of <u>OCT</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. <u>45</u>	, dated the <u>27TH</u>	day of <u>SEPT</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. <u>44</u>	, dated the <u>20TH</u>	day of <u>SEPT</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. _____	, dated the _____	day of _____	, _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

David Grisham / ds
GENERAL MANAGER

Sworn to and subscribed before me, this 27th
day of October, 2000
(SEAL)

William Travis
NOTARY PUBLIC

My Commission Expires
Mar. 13, 2004

My commission expires _____
To WILLIAM TRAVIS
for taking the annexed publication of 458
words or the equivalent thereof for a total of FOUR(4)
times \$ 192.36, plus \$3.00 for making a proof
of publication and depositing to same for a total cost
of \$ 195.36.

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on March 4, 1997, Richard French and wife, Sandy French executed a Deed of Trust for the benefit of Sandra B. Stafford, which Deed of Trust is recorded in Trust Deed Book 892, Page 498, in the office of the Chancery Clerk of DeSoto County, Mississippi; and which Trust Deed was duly assigned by Sandra B. Stafford to The Peoples Bank & Trust by Instrument dated March 21, 1997, and recorded in Book 894, Page 506, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, The Peoples Bank & Trust appointed and substituted Allen B. Couch, Jr. as Trustee in the place of the Trustee named or previously substituted in said Deed of Trust by Instrument of record in Book 1084, Page 674, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness, having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Trustee's fees and expenses of sale;

NOW, THEREFORE, I, Allen B. Couch, Jr., Substitute Trustee in said Deed of Trust, will, on the 13th day of October, 2000, offer for sale and will sell at public outcry, to the highest bidder for cash, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) at the east front door of the County Courthouse in Hernando, DeSoto County, State of Mississippi, the following described property situated in the City of Hernando, DeSoto County, Mississippi, as follows:

Lot 23, Section C, Poplar Forest Subdivision, located in Section 25, Township 1 South, Range 9 West, as shown on plat of said subdivision of record in Plat Book 53, Page 28, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot;

And being further the same property conveyed to Richard French and wife, Sandy French by Warranty Deed dated March 4, 1997, and recorded on March 13, 1997, in Deed Book 313, Page 461, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE this the 14th day of September, 2000.

/s/ Allen B. Couch, Jr.,
Substitute Trustee
155 Stateline Road
Bouthaven, MS 38671
(601) 393-2270

Sept. 20, 27, Oct. 4, 11-00c.

B. Travis